



**17 Brunel Close, Grimsby, North East Lincolnshire, DN32 9FE**  
**£285,000**



## Key Features:

- Four Bedroom Detached Family Home
- Quiet Residential Location Off Weelsby Road
- Backs Onto Woodland - Not Overlooked
- Open Plan Kitchen Diner
- Conservatory
- Separate Bay Fronted Lounge
- Downstairs WC
- Four Good Sized Bedrooms & Family Bathroom
- Generous Main Bedroom With En-Suite
- Ample Driveway Parking & Integral Garage

This well presented four bedroom detached home is located in a quiet residential area situated off Weelsby Road, ideally placed for easy access to both central Grimsby and Cleethorpes, and reputable schools and colleges. Perfect for modern family life and entertaining, the accommodation offers a flowing layout to the ground floor, comprising an entrance hall, cloakroom/wc, an open plan kitchen diner opening into the conservatory, and a separate bay fronted lounge.

Upstairs, the home features four good sized bedrooms, including a generously sized main bedroom with a modern en-suite, as well as a family bath/shower room.

Outside, a double width driveway provides ample parking to the front, while the rear garden includes a lawn and full width decked terrace. The garden also enjoys a pleasant green backdrop having woodland to the rear, ensuring excellent privacy.

A recently installed gas central heating boiler adds to the home's comfort and efficiency.

A superb opportunity to secure a spacious family home in a peaceful and convenient location...Viewing Highly Recommended.





### ENTRANCE HALL

With solid wood flooring, staircase to the first floor, and internal door to the garage.

### CLOAKROOM/WC

3'1" x 2'3" (0.96 x 0.69)

Fitted with a modern vanity sink unit, wc, and heated towel rail.

### LOUNGE

17'1" x 11'5" (5.22 x 3.49)

With a bay window to front aspect, and Louis style fireplace incorporating a modern electric fire. Open access to:-

### KITCHEN DINER

26'2" x 10'6" (8.00 x 3.22)

A full width sociable open plan room, featuring a large range of shaker style units, with central island and contrasting butchers block style worktops. Appliances include a range cooker with extractor over, an integrated fridge/freezer, washing machine and dishwasher. Tiled floor throughout. Rear aspect window and entrance door. French doors opening into:-

### CONSERVATORY

14'2" x 11'2" (4.32 x 3.41)

Overlooking the rear garden, a uPVC conservatory designed for year-round use, with insulated roof and electric wall heater.

### FIRST FLOOR LANDING

With access to the loft via a drop-down ladder, and two built-in storage cupboards.

### BEDROOM 1

17'11" x 9'11" (5.47 x 3.03)

With a bay window to front aspect, and large range of fitted wardrobes.

### EN-SUITE SHOWER ROOM

7'6" x 6'7" (2.30 x 2.01)

Fitted with a modern walk-in shower, vanity sink unit, concealed cistern wc, and heated towel rail.

### BEDROOM 2

15'2" x 8'6" (4.64 x 2.61)

To rear aspect, with fitted wardrobes/storage.

### BEDROOM 3

8'2" x 9'4" (2.5 x 2.86)

To rear aspect.

### BEDROOM 4

9'8" x 7'9" (2.95 x 2.37)

To rear aspect.

### FAMILY BATHROOM

8'3" x 6'7" (2.53 x 2.03)

Fitted with a shower enclosure, panelled bath, vanity sink unit, and wc.

### OUTSIDE

The front of the property is approached over a double width driveway with access to the integral garage. The rear garden is mainly laid to lawn and full width decked terrace with summer house.

### GARAGE

An integral garage, housing the Ideal Logic gas central heating boiler.

### TENURE

FREEHOLD

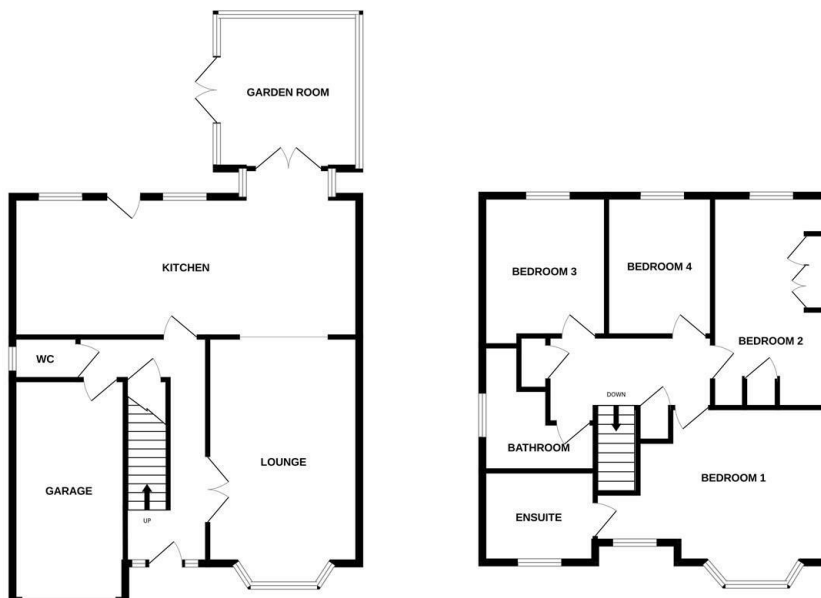
### COUNCIL TAX BAND

E



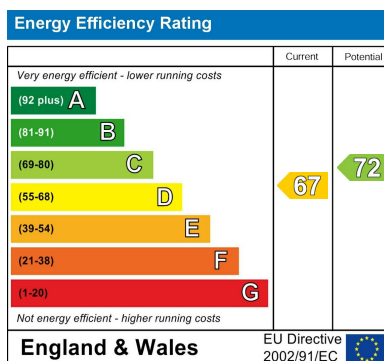
GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.

1ST FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measure v2023



## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

**rightmove**  
find your happy

**onTheMarket**.com

**f** Find us on  
facebook

**twitter**

**The Property Ombudsman**

**naei | propertymark**  
PROTECTED

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929